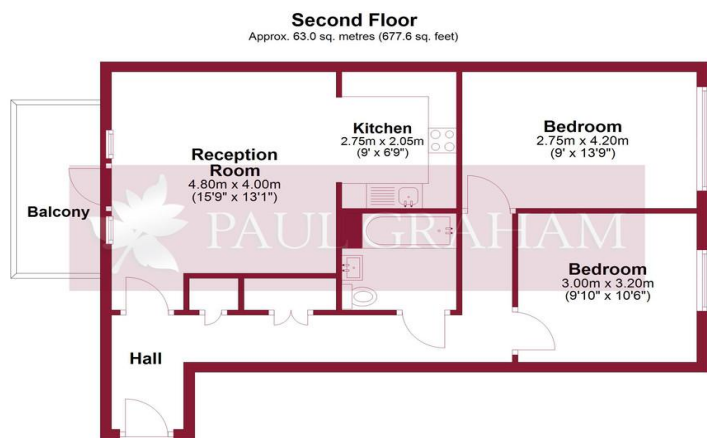




Flat 12 Batik Court, 1 Rayon Close, Hackbridge, Surrey, SM6 7FY | **£349,950 Leasehold**

Introducing this beautifully presented two-bedroom apartment set within a highly sought-after modern development just moments from Hackbridge Station. Positioned on the second floor, the property offers bright, contemporary living throughout. Early viewing is highly recommended.



Total area: approx. 63.0 sq. metres (677.6 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlanUp.

**COMMUNAL ENTRANCE HALL**

**STAIRS OR LOFT TO THE 2ND FLOOR**

**ENTRANCE HALL**

**OPEN PLAN LOUNGE 15' 9" x 13' 1" (4.8m x 3.99m)**

**MODERN FITTED KITCHEN 9' 0" x 6' 9" (2.74m x 2.06m)**

**BEDROOM 1 13' 9" x 9' 0" (4.19m x 2.74m)**

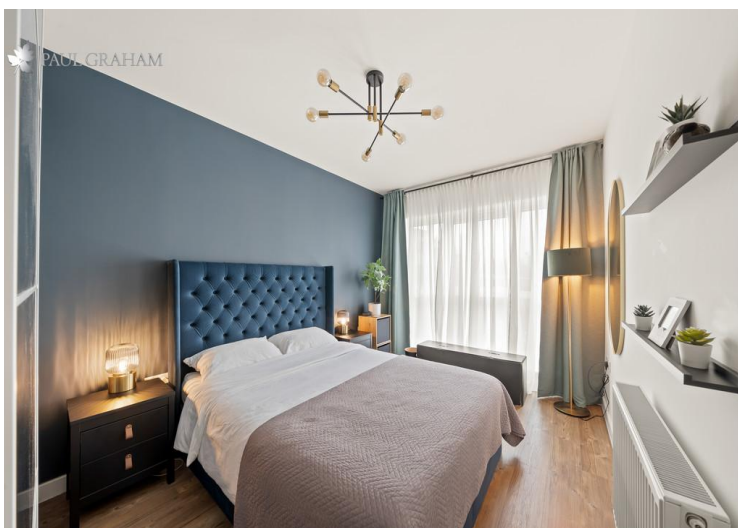
**BEDROOM 2 10' 6 max" x 9' 10" (3.2m x 3m)**

**BATHROOM**

**PRIVATE BALCONY**

**RESIDENTS ROOF TERRACE**

**LEASE OVER 990 YEARS**



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

Residential Sales  
3 Wallington Square  
Woodcote Road  
Wallington  
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk

## CARSHALTON

Residential Sales  
62 - 64 High Street  
Carshalton  
Surrey SM5 3AG

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Email. carshalton@paulgraham.co.uk